

127.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,031,900 / 1,031,900

USE VALUE: 1,031,900 / 1,031,900

ASSESSED: 1,031,900 / 1,031,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
143		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MADMAX 143 REALTY LLC	
Owner 2:	
Owner 3:	

Street 1: 19 AGAWAM ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: MURRAY PAUL D JR & KELLY -

Owner 2: -

Street 1: 143 WILDWOOD AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,252 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2224 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5252		Sq. Ft.	Site		0	70.	1.10	8									404,294						404,300	

Legal Description										User Acct
										81949
										GIS Ref
										GIS Ref
										Insp Date
										11/17/17

USER DEFINED

Prior Id # 1:	81949
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:15:19
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID										Parcel ID		PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	104	FV	622,600	5100	5,252.	404,300	1,032,000	1,032,000	Year End Roll	12/18/2019				
2019	104	FV	458,000	5100	5,252.	404,300	867,400	867,400	Year End Roll	1/3/2019				
2018	104	FV	458,000	5100	5,252.	358,100	821,200	821,200	Year End Roll	12/20/2017				
2017	104	FV	430,100	5100	5,252.	300,300	735,500	735,500	Year End Roll	1/3/2017				
2016	104	FV	430,100	5100	5,252.	300,300	735,500	735,500	Year End	1/4/2016				
2015	104	FV	416,000	5100	5,252.	259,900	681,000	681,000	Year End Roll	12/11/2014				
2014	104	FV	277,300	5100	5,252.	251,200	533,600	533,600	Year End Roll	12/16/2013				
2013	104	FV	288,600	5100	5,252.	239,100	532,800	532,800		12/13/2012				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/17/2017		MEAS&NOTICE							HS	Hanne S					
3/11/2009		Entry Denied							372	PATRIOT					
2/24/2009		Measured							372	PATRIOT					
10/25/2000		Hearing N/C							189	PATRIOT					
1/12/2000		Inspected							276	PATRIOT					
12/6/1999		Measured							264	PATRIOT					
12/1/1991									PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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